

City of Flint, Michigan

*Third Floor, City Hall
1101 S. Saginaw Street
Flint, Michigan 48502
www.cityofflint.com*



Meeting Agenda - Final

Wednesday, June 8, 2022

5:00 PM

COUNCIL CHAMBERS

GOVERNMENTAL OPERATIONS COMMITTEE

*Jerri Winfrey-Carter, Chairperson, Ward 5
Ladel Lewis, Vice Chairperson, Ward 2*

*Eric Mays, Ward 1
Judy Priestley, Ward 4
Allie Herkenroder, Ward 7*

*Quincy Murphy, Ward 3
Tonya Burns, Ward 6
Dennis Pfeiffer, Ward 8*

Eva Worthing, Ward 9

Inez M. Brown, City Clerk

Davina Donahue, Deputy City Clerk

ROLL CALL

READING OF DISORDERLY PERSONS CITY CODE SUBSECTION

Section 31-10, Disorderly Conduct, Assault and Battery, and Disorderly Persons, and will be subject to arrest for a misdemeanor. Any person who prevents the peaceful and orderly conduct of any meeting will be given one warning. If they persist in disrupting the meeting, that individual will be subject to arrest. Violators shall be removed from meetings.

PUBLIC SPEAKING

Per the amended Rules Governing Meetings of the Council (as adopted by the City Council on Monday, June 12, 2017), two (2) minutes per speaker. Only one speaking opportunity per speaker.

COUNCIL RESPONSE

Per the amended Rules Governing Meetings of the Council (as adopted by the City Council on Monday, June 12, 2017), Councilpersons may respond to any public speaker, but only one response and only when all public speakers have been heard. Individual council response is limited to two minutes.

RESOLUTIONS

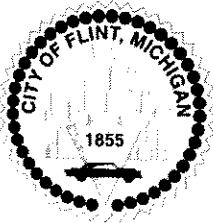
220222 Public Hearing/Brownfield Plan/Carriage Town Neighborhood Project/ 412, 417 and 427 West Second Avenue

Resolution resolving that the Flint City Council will hold a public hearing for the [Brownfield Plan for the Carriage Town Neighborhood project, located at 412, 417 and 427 West Second Avenue] at 5:30 p.m. in the City Council Chambers, 3rd Floor, City Hall on the _____ day of _____, 2022, AND, resolving that the governing body shall provide notice of the hearing to the taxing jurisdictions that levy taxes subject to capture under this Act, and shall fully inform the taxing jurisdictions about the fiscal and economic implications of the proposed Brownfield Plan.

APPOINTMENTS

DISCUSSION ITEMS

ADJOURNMENT



RESOLUTION NO.:

220222

PRESENTED:

JUN - 8 2022

ADOPTED:

**Resolution to Set a Public Hearing Date for the Brownfield Plan for the
Carriage Town Neighborhood Project**

(Public Act 381 of 1996, as amended –412, 417, and 427 W. Second Avenue)

By the City Administrator

The Flint City Council has been presented with a Brownfield Redevelopment Plan ("Plan") for the project located at 412, 417, and 427 W. Second Avenue legally described in the attached brownfield plan.

Pursuant to the requirement of Public Act 381 of 1996, as amended, prior to approval of the Plan, the local governing body shall hold a public hearing to provide an opportunity to allow interested persons to be heard and shall receive and consider communications in writing in reference to the brownfield plan.

Any maps, plats, and the brownfield plan will be available for public inspection at the Flint City Clerk's office and in the Planning and Development Department – Division of Community and Economic Development office by appointment. All aspects of the brownfield plan will be open for discussion at the public hearing.

IT IS RESOLVED, that the Flint City Council will hold a public hearing on the above request at 5:30 p.m. in the City Council Chamber, Flint City Hall, 1101 S. Saginaw Street (or electronically in accordance with Governor Whitmer's executive order 2020-75, on the ____ 11th ____ day of ____ July ____ of 2022.

IT IS FURTHER RESOLVED, that the governing body shall provide notice of the hearing to the taxing jurisdictions that levy taxes subject to capture under this Act, and shall fully inform the taxing jurisdictions about the fiscal and economic implications of the proposed brownfield plan.




RESOLUTION NO.:

PRESENTED:

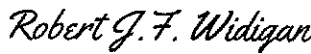
ADOPTED:

APPROVED AS TO FORM:


William Kim (May 23, 2022 16:37 EDT)

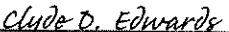
William Kim, Chief Legal Officer

APPROVED AS TO Finance:



Robert J.F. Widigan, Chief Financial Officer

FOR THE CITY OF FLINT:


Clyde D. Edwards (May 26, 2022 16:14 EDT)

Clyde D. Edwards, City Administrator

APPROVED BY CITY COUNCIL:



CITY OF FLINT

RESOLUTION STAFF REVIEW FORM

TODAY'S DATE: 5/19/2022

BID/PROPOSAL# 19-001

AGENDA ITEM TITLE: Brownfield Plan Approval

PREPARED BY Samantha Fountain
(Please type name and Department)

VENDOR NAME:

BACKGROUND/SUMMARY OF PROPOSED ACTION:

This is a resolution to establish a brownfield plan for the Carriage Town Neighborhood Project, located at 412, 417, and 427 W. Second Avenue. The project is estimated to be approximately \$2,125,000 and will result in the construction of two duplexes at 412 W. Second Avenue for a total of four (4) for-sale units. It is planned these duplexes will be 3-bedroom, 2-bathroom, walk-up, two-story homes, approximately 1,250 square feet on each side. The parcels at 417 and 427 W. Second Avenue are planned to be redeveloped into single family homes and are anticipated to be two stories and include 3-bedrooms and 2 or 2.5-bathrooms, each totaling approximately 1,500 square feet. The developer requests to be reimbursed up to \$651,677 and for the Flint Brownfield Redevelopment Authority to capture up to \$34,299 for administration costs. Immediately, this project will have no impact on the City's general fund. Taxes will continue to be collected as normal with the caveat that all tax capture above the established base will be eligible for capture to reimburse the developer.

FINANCIAL IMPLICATIONS: This will reduce the taxes collected for up to 30 years (see attached table)

BUDGETED EXPENDITURE? YES ☐ NO ☒ IF NO, PLEASE EXPLAIN:

Dept.	Name of Account	Account Number	Grant Code	Amount



CITY OF FLINT

		FY 21/22 GRAND TOTAL		

PRE-ENCUMBERED? YES ☐ NO ☐ REQUISITION NO:

ACCOUNTING APPROVAL: Jennifer Ryan
Jennifer Ryan (May 24, 2022 10:39 EDT) Date: 05/24/2022

WILL YOUR DEPARTMENT NEED A CONTRACT? YES ☐ NO ☒

(If yes, please indicate how many years for the contract) YEARS

WHEN APPLICABLE, IF MORE THAN ONE (1) YEAR, PLEASE ESTIMATE TOTAL AMOUNT FOR EACH BUDGET YEAR: (This will depend on the term of the bid proposal)

BUDGET YEAR 1

BUDGET YEAR 2

BUDGET YEAR 3

OTHER IMPLICATIONS (i.e., collective bargaining):

STAFF RECOMMENDATION: (PLEASE SELECT): ☒ APPROVED ☐ NOT APPROVED

DEPARTMENT HEAD SIGNATURE: Samantha Fountain, Economic Development Director
(PLEASE TYPE NAME, TITLE)



CITY OF FLINT

RESOLUTION STAFF REVIEW FORM

TODAY'S DATE: 5/19/2022

BID/PROPOSAL# 19-0001

AGENDA ITEM TITLE: Set public hearing for Brownfield Plan

PREPARED BY Samantha Fountain
(Please type name and Department)

VENDOR NAME:

BACKGROUND/SUMMARY OF PROPOSED ACTION:

This is a resolution to **SET A PUBLIC HEARING** to establish a brownfield plan for 412, 417, and 427 W. Second Avenue. The project is estimated to be approximately \$2,125,000 and will result in the construction of two duplexes at 412 W. Second Avenue for a total of four (4) for-sale units. It is planned these duplexes will be 3-bedroom, 2-bathroom, walk-up, two-story homes, approximately 1,250 square feet on each side. The parcels at 417 and 427 W. Second Avenue are planned to be redeveloped into single family homes and are anticipated to be two stories and include 3-bedrooms and 2 or 2.5-bathrooms, each totaling approximately 1,500 square feet.

The proposed date is July 11th, 2022.

The developer requests to be reimbursed up to \$651,677 and for the Flint Brownfield Redevelopment Authority to capture up to \$34,299 for administration costs.

Immediately, this project will have no impact on the City's general fund. Taxes will continue to be collected as normal with the caveat that all tax capture above the established base will be eligible for capture to reimburse the developer.

FINANCIAL IMPLICATIONS: This will reduce the taxes collected for up to 30 years (see attachment F of the Brownfield Plan)

BUDGETED EXPENDITURE? YES ☐ NO ☒ IF NO, PLEASE EXPLAIN:

Grant

Dept. Name of Account Account Number Gode Amount

©Joyce McClane –COF 02-01-20



CITY OF FLINT

FY21/22 GRAND TOTAL

PRE-ENCUMBERED? YES ☐ NO ☐ REQUISITION NO: 

ACCOUNTING APPROVAL: *Jennifer Ryan*
Jennifer Ryan (May 24, 2022 10:39 EDT) **Date:** 05/24/2022

WILL YOUR DEPARTMENT NEED A CONTRACT? YES ☐ NO ☒ (If yes,
please indicate how many years for the contract) YEARS

WHEN APPLICABLE, IF MORE THAN ONE (1) YEAR, PLEASE ESTIMATE TOTAL AMOUNT FOR EACH BUDGET YEAR: *(This will depend on the term of the bid proposal)*

BUDGET YEAR 1

BUDGET YEAR 2

BUDGET YEAR 3

OTHER IMPLICATIONS *(i.e., collective bargaining)*:

STAFF RECOMMENDATION: *(PLEASE SELECT)*: ☒ **APPROVED** ☐ **NOT APPROVED**

DEPARTMENT HEAD SIGNATURE: __Samantha Fountain, Economic Development Director
(PLEASE TYPE NAME, TITLE)

NOTICE IS HEREBY GIVEN that the City of Flint will hold a public hearing at 5:30 p.m. in the City Council Chamber on the 3rd floor of City Hall, 1101 South Saginaw Street, Flint, Michigan, on 11th day of July on the Brownfield Redevelopment Plan for the Carriage Town Neighborhood Project.

The project site is comprised of parcels in the Carriage Town Neighborhood at 412, 417, and 427 W. Second Avenue, in Flint Michigan. The brownfield plan, which includes maps, plats, and a description of the brownfield project, is available for public inspection at Flint City Hall, in the Clerk's office and in the Planning and Development - Community of Economic Development Office by appointment. All aspects of the brownfield plan are open for discussion at the public hearing. If there are any questions concerning this notice, please contact Samantha Fountain at 810.237.2013.

Flint Homeownership Initiative

**Site Plan, Photos of Current
Site Conditions, Proposed Renderings**

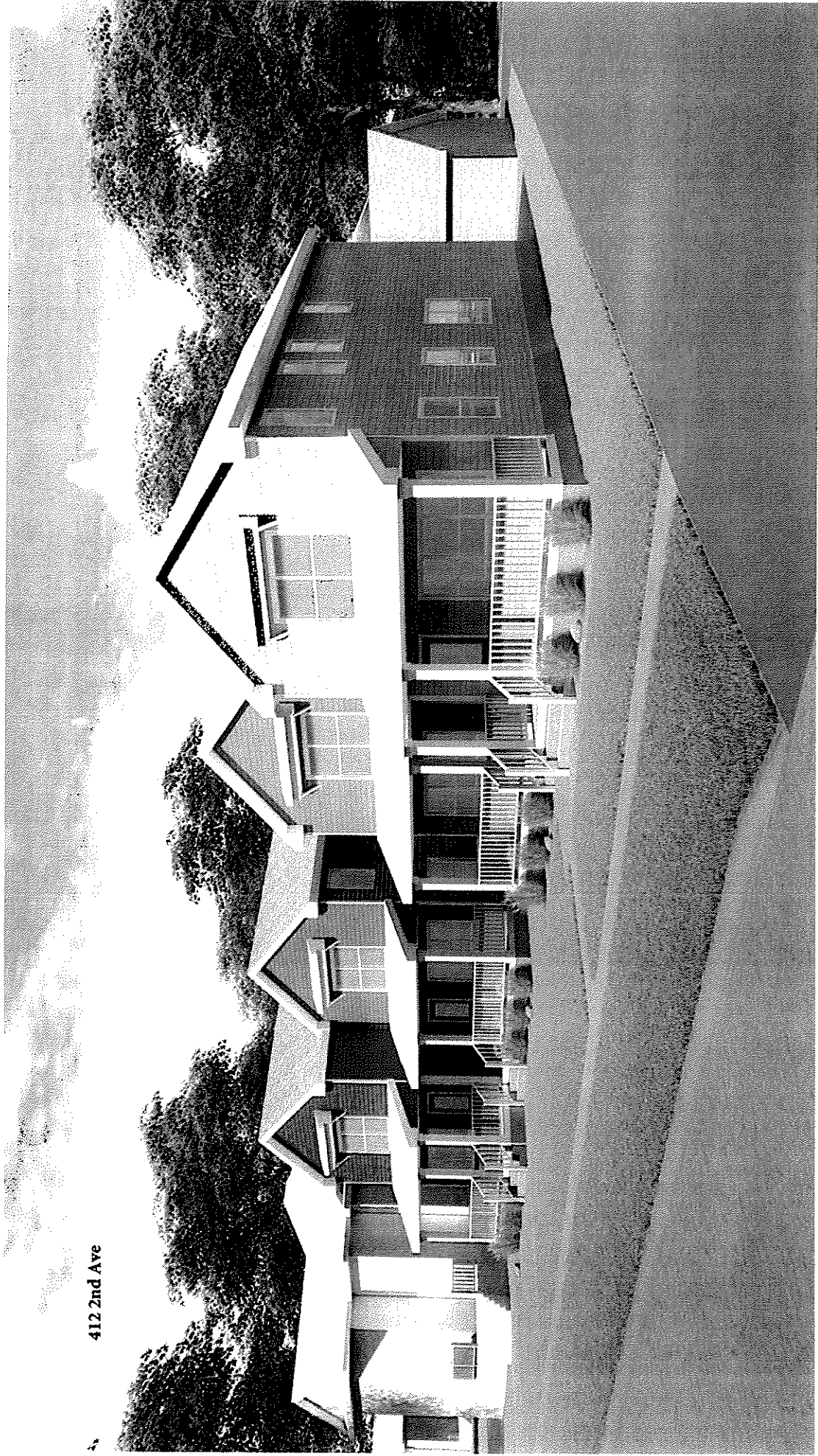
**Site Plan, Photos of Current
Site Conditions, Proposed Renderings**

100

CARRIAGE TOWN HOUSING STUDY

412 2nd Ave.





412 2nd Ave

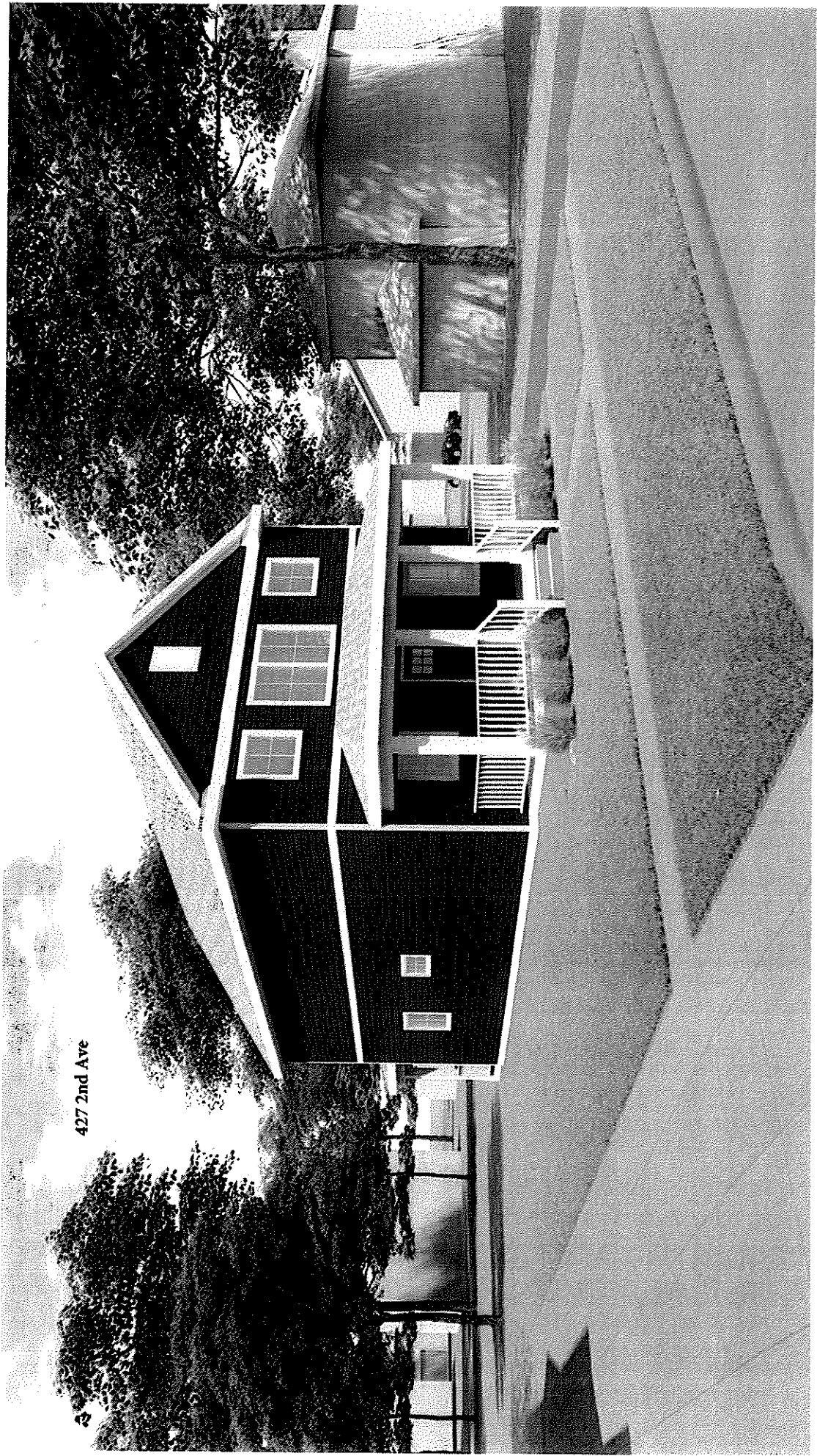
417 2nd Ave.







427 2nd Ave.



Attachment

REQUIRED SETBACKS

FRONT: 25'

REAR: 30'

16' (TOTAL)

SIDES: 6' (LEAST ONE)

PROPOSED PROJECT SETBACKS

412 W. Second Avenue: For the duplex lot, the house structures themselves are within the setback but the front porch on each unit is approx. 19'+/- from the front property line (in lieu of the required 25'). If you draw a line from the front of the houses on either side of the duplex property, our proposed front porch would line up with them.

417 and 427 W. Second Avenue: For both single family lots, again, we have the space/ability to stay within the front setback. I was showing the front porch of the proposed houses lined up with the existing houses on that side of the block, which are all in the front setback. That dimension is approx. 16'+/- in lieu of 25'.

427 W. Second Avenue: The garage is over the side setback line, however, the code allows this by an exception stating that we are at least 60' from the front lot line.

**Carriage Town Historic Neighborhood Association
Letter of Support**



Carriage Town Historic Neighborhood Association
PO Box 1151
Flint, Michigan 48501

www.ctna.org

"To preserve and promote our neighborhood, to stimulate future reinvestment in the area, and to build a sense of town unity, making Carriage Town an attractive, clean and safe neighborhood to which to live."

To: Ms. Heather Burnash, Chairperson
City of Flint
Historic District Commission

Date: 11/15/2021

Re: Uptown Reinvestment Corporation - Carriage Town Infill Project

Dear Ms. Burnash,

The Carriage Town Historic Neighborhood Association is excited for the proposal that Uptown Reinvestment Corporation has presented to us outlining new infill housing on 2nd Avenue in our neighborhood. This plan will help to recover a portion of the density we have lost in past years and will increase the quality of life in our neighborhood. We have had several meetings with Joseph Martin of URC and Eric Kehoe of Michigan Community Capital and are impressed with the renderings they presented along with their willingness to listen and make improvements based on our feedback. We believe that the designs and materials presented to us conform to our goals of new construction being held to high standards of quality so as to add value to the district without detracting from or directly imitating the other homes and structures nearby.

We believe that if these homes are built as presented, that they can act as a fine example of new construction within the district. We are sincerely grateful for what felt like a true desire for neighborhood engagement and buy-in from the developers, and we look forward to working with them on these and future projects.

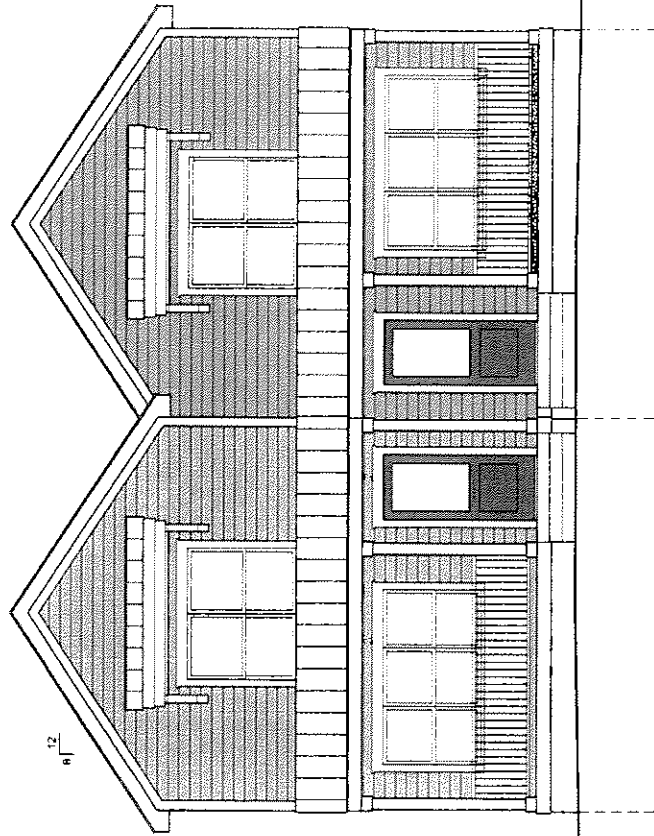
Sincerely,

A handwritten signature in black ink, appearing to read "Nick Kedovary", written over a horizontal line.

Nick Kedovary
President
Carriage Town Historic Neighborhood Association

cc: Joseph Martin; URC, Eric Kehoe; MCC

Architectural Site Elevations



12
a

ROOF TRUSS BEARING
T.O. WINDOWS
8'-0"

SECOND FLOOR
JOIST TRUSS BEARING
T.O. DOORS / WINDOWS
8'-0"

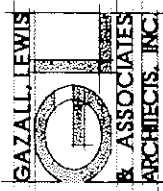
9'-0.5" FLOOR TO FLOOR
1'-0.5"

7'-0"

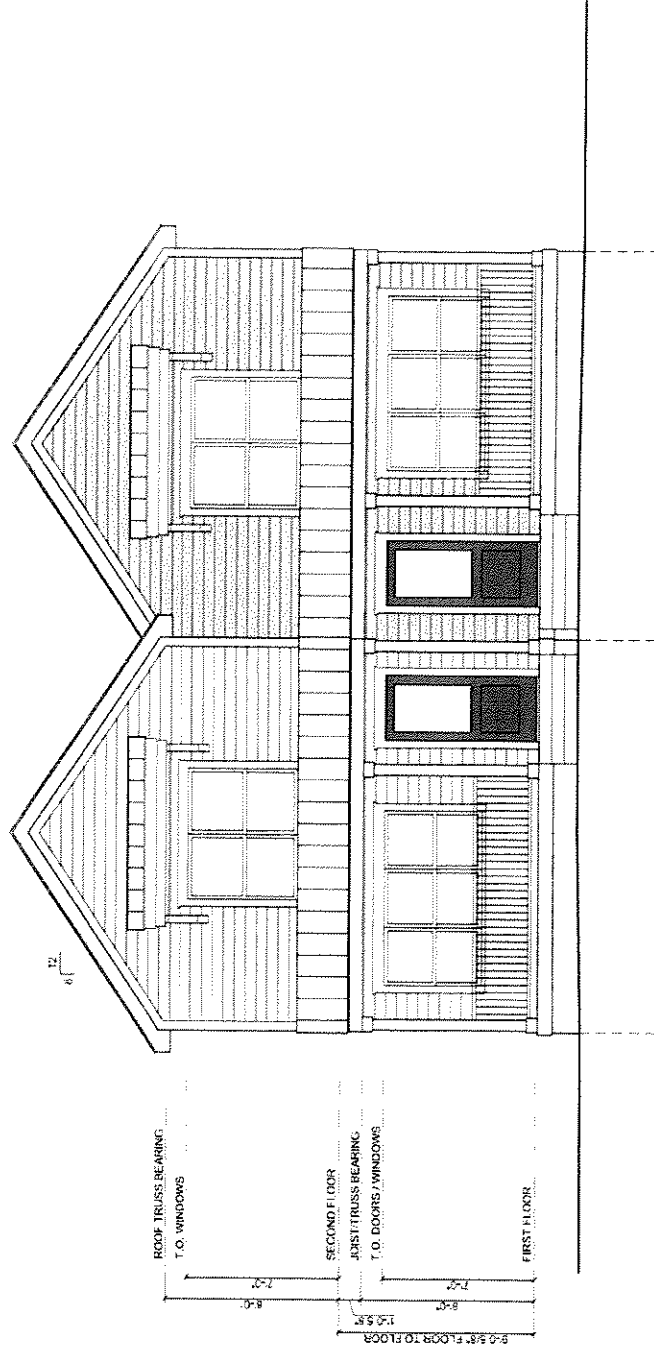
7'-0"

FIRST FLOOR

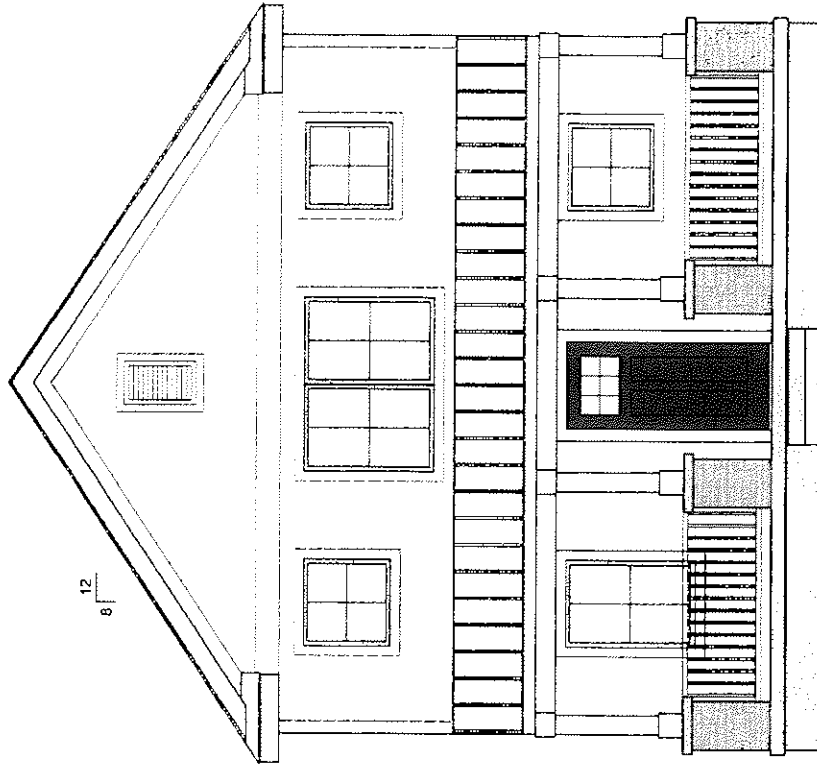
PROPOSED DUPLEX #1
VIEW FROM (SOUTH) SECOND AVE
FRONT ELEVATION
SCALE: 3/8" = 1'-0"



CARRIAGE TOWN HOUSING STUDY
412 W. SECOND AVE.



PROPOSED DUPLEX #2
VIEW FROM (SOUTH) SECOND AVE
FRONT ELEVATION
SCALE: 3/16" = 1'-0"



12
8'

ROOF TRUSS BEARING
T.O. WINDOWS

7'-0"

SECOND FLOOR
JOIST/TRUSS BEARING

8'-0"

T.O. DOORS / WINDOWS

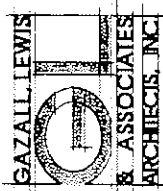
7'-0"

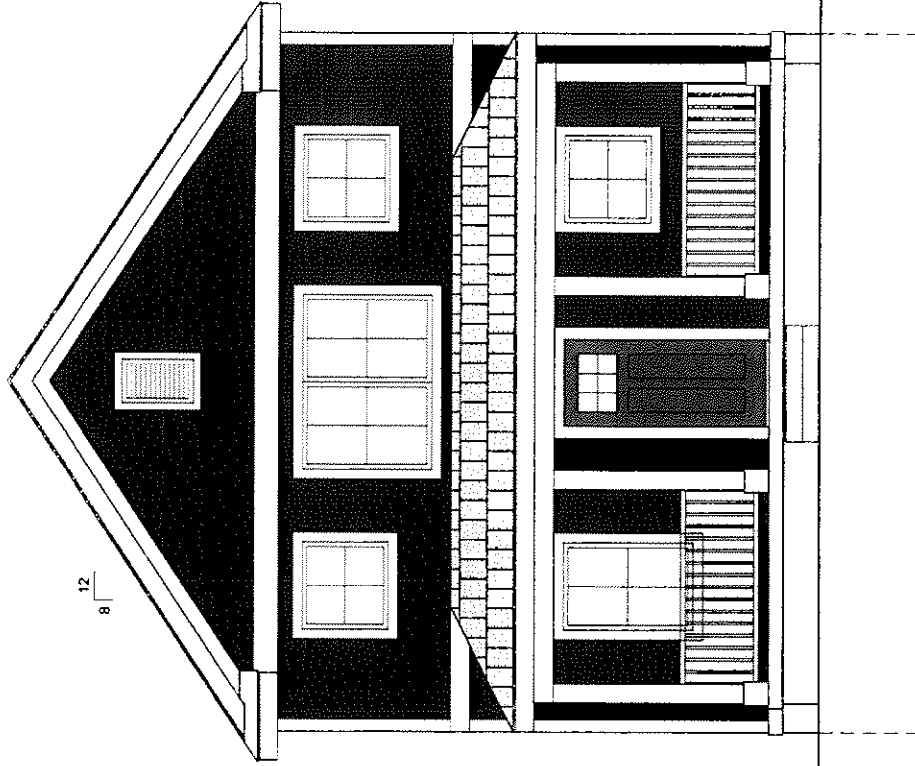
FIRST FLOOR

8'-0 5/8" FLOOR TO FLOOR

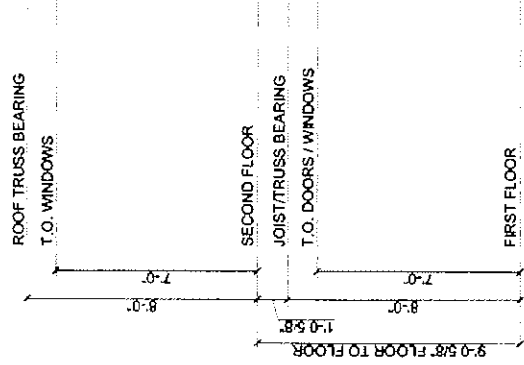
PROPOSED SINGLE FAMILY #1
VIEW FROM (NORTH) SECOND AVE
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

CARRIAGE TOWN HOUSING STUDY
417 & 427 W. SECOND AVE

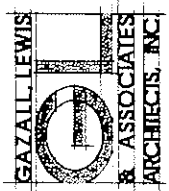




PROPOSED SINGLE FAMILY #2
VIEW FROM (NORTH) SECOND AVE
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



CARRIAGE TOWN HOUSING STUDY
417 & 427 W. SECOND AVE.





CITY OF FLINT HISTORIC DISTRICT COMMISSION

Mayor Sheldon Neeley

NOTICE TO PROCEED

The Flint Historic District Commission, having reviewed the attached plans for:

- | | |
|---|--|
| <input type="checkbox"/> Addition | <input checked="" type="checkbox"/> New Construction |
| <input type="checkbox"/> Alteration | <input type="checkbox"/> Reconstruction |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Rehabilitation |
| <input type="checkbox"/> Partial | <input type="checkbox"/> Repair |
| <input type="checkbox"/> Total | <input type="checkbox"/> Restoration |
| <input type="checkbox"/> Moving Structure | <input type="checkbox"/> Other |

For the district resource located at 412 W Second Ave in the City of Flint local historic district, at the **December 16, 2021** meeting of the Flint Historic District Commission and hereby issues a

NOTICE TO PROCEED

Issued to: Flint Home Ownership Initiative LLC
503 Saginaw St St. #1500
Flint MI 48502

Currently vacant. New construction of two (2) duplex condominiums and two (2) side x side 1.5 car garages.


Heather Burnash, Chair

12-17-21
Date

Distribution:

- ☐ Owner
- ☐ Building and Safety Inspections
- ☐ HDC File



CITY OF FLINT HISTORIC DISTRICT COMMISSION

Mayor Sheldon Neeley

NOTICE TO PROCEED

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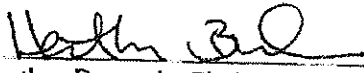
<input type="checkbox"/> Addition	<input checked="" type="checkbox"/> New Construction
<input type="checkbox"/> Alteration	<input type="checkbox"/> Reconstruction
<input type="checkbox"/> Demolition	<input type="checkbox"/> Rehabilitation
<input type="checkbox"/> Partial	<input type="checkbox"/> Repair
<input type="checkbox"/> Total	<input type="checkbox"/> Restoration
<input type="checkbox"/> Moving Structure	<input type="checkbox"/> Other

For the district resource located at 417 W Second Ave in the City of Flint local historic district, at the **December 16, 2021** meeting of the Flint Historic District Commission and hereby issues a

NOTICE TO PROCEED

Issued to: Flint Home Ownership Initiative LLC
503 Saginaw St St. #1500
Flint MI 48502

Currently vacant. New construction of a for-sale single-family houses with optional 2 car garage.


Heather Burnash, Chair

12-17-21
Date

Distribution:

Owner
Building and Safety Inspections
HDC File



CITY OF FLINT HISTORIC DISTRICT COMMISSION

Mayor Sheldon Neeley

NOTICE TO PROCEED

The Flint Historic District Commission, having reviewed the attached plans for:

- | | |
|---|--|
| <input type="checkbox"/> Addition | <input checked="" type="checkbox"/> New Construction |
| <input type="checkbox"/> Alteration | <input type="checkbox"/> Reconstruction |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Rehabilitation |
| <input type="checkbox"/> Partial | <input type="checkbox"/> Repair |
| <input type="checkbox"/> Total | <input type="checkbox"/> Restoration |
| <input type="checkbox"/> Moving Structure | <input type="checkbox"/> Other |

For the district resource located at 427 W Second Ave in the City of Flint local historic district, at the **December 16, 2021** meeting of the Flint Historic District Commission and hereby issues a

NOTICE TO PROCEED

Issued to: Flint Home Ownership Initiative LLC
503 Saginaw St St. #1500
Flint MI 48502

Currently vacant. New construction of a for-sale single-family houses with optional 2 car garage.

Heather Burnash
Heather Burnash, Chair

12-17-21
Date

Distribution:

- ☐ Owner
- ☐ Building and Safety Inspections
- ☐ HDC File